

## CITY OF SAN BRUNO



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### PLANNING COMMISSION

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Rick Biasotti, *Vice-Chair*  
Kevin Chase  
Mary Lou Johnson  
Bob Marshall, Jr.  
Perry Petersen  
Joe Sammut

## COMMUNITY DEVELOPMENT DEPARTMENT

### PLANNING COMMISSION AGENDA

Tuesday, April 18, 2006  
San Bruno Senior Center  
1555 Crystal Springs Road  
7:00 p.m.

### Roll Call

### Pledge of Allegiance

A.	Approval of Minutes	March 21, 2006	
B.	Communications		
C.	Public Comment		↓ Actions
D.	Announcement of Conflict of Interest		
E.	Public Hearings		
1.	<b>2550 Catalpa Way (UP-05-24)</b>  <u>Environmental Determination:</u> Categorical Exemption  <u>Zoning:</u> R-1 (Single Family Residential)	Request for a Use Permit to allow the construction of an addition to an existing residence that increases the floor area by more than 50% per Section 12.200.030.B.1 of the San Bruno Zoning Ordinance. A. Gordon Atkinson (Applicant) / Ruby O'Brien(Owner). <b>UP-05-24</b>	
2.	<b>553 Chestnut Avenue (UP-06-02, MM-06-02)</b>  <u>Environmental Determination:</u> Categorical Exemption  <u>Zoning:</u> R-1 (Single Family Residential)	Request for a Use Permit and Minor Modification to allow the construction of an addition to an existing residence which increases the floor area by more than 50%, proposes a floor area greater than 1,825 square feet while only providing a one-car garage and encroaches into the required side yard setbacks per Section 12.200.030.B.1, 12.200.080.A.2, and 12.120.010.B of the San Bruno Zoning Ordinance. Roman Rettner (Applicant) / Manuel Guevara (Owner). <b>UP-06-02, MM-06-02</b>	

3.	<p><b>2820 Berkshire Drive (UP-06-03)</b></p> <p><b><u>Environmental Determination:</u></b> Categorical Exemption</p> <p><b><u>Zoning:</u></b> R-1 (Single Family Residence)</p>	<p>Request for a Use Permit to allow the construction of an addition which exceeds the 44% lot coverage guideline per Section 12.200.030.B.3 of the San Bruno Zoning Ordinance. Joe Alberio (Applicant/Owner). <b>UP-06-03</b></p>	
4.	<p><b>837 5<sup>th</sup> Avenue (MM-06-03)</b></p> <p><b><u>Environmental Determination:</u></b> Categorical Exemption</p> <p><b><u>Zoning:</u></b> R-1 (Single Family Residence)</p>	<p>Request for a Minor Modification to allow the construction of an addition, which proposes to continue a legal non-conforming side yard setback. Kamal Singh (Applicant); Anil Kumar (Owner). <b>MM-06-03</b></p>	
5.	<p><b>100 Skycrest Center (PDP-06-01)</b></p> <p><b><u>Environmental Determination:</u></b> This application is proposed in accordance with a Mitigated Negative Declaration, which was adopted by the City Council on September 13, 2005</p> <p><b><u>Zoning:</u></b> P-D (Planned Development)</p>	<p>*Staff is requesting continuance to the May 2, 2006 Planning Commission meeting.</p> <p>Request for a Vesting Tentative Tract Map for the subdivision of one lot to 25 lots with common space, and a Planned Development Permit to allow the development of 24 new homes, per Chapter 12 of the San Bruno Municipal Code. Kenmark Real Estate Group, Applicant, Willow Green Associates, Owner. <b>PDP-06-01, TM-06-01</b></p>	
6.	<p><b>461 El Camino Real (PE-06-02)</b></p> <p><b><u>Environmental Determination:</u></b> Categorical Exemption</p> <p><b><u>Zoning:</u></b> C-N (Commercial Neighborhood)</p>	<p>Request for a Parking Exception to allow a covered patio to the rear of an existing restaurant per Section 12.100.010.A of the San Bruno Zoning Ordinance. Isaac Mejia (Applicant), Anstell Ricossa (Owner) <b>PE-06-02</b></p>	
F.	<b>Discussion</b>		
1.	<b>City Staff Discussion</b>	<p>a. Select May 11, 2006 Architectural Review Committee Members</p> <p>b. Conflict of Interest – City Attorney</p>	

**Planning Commission Agenda**

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<b>2.</b>	<b>Planning Commission Discussion</b>	Attendance at California League of Cities Conference	
<b>G.</b>	<b>Adjournment</b>		

*Note: If you challenge the above actions in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this agenda, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.*